

Adopted at Meeting of 2/ 6/75

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROCLAIMER OF MINOR MODIFICATION OF THE  
SOUTH STATION URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-82

---

WHEREAS, the Urban Renewal Plan for the South Station Urban Renewal Area was adopted by the Boston Redevelopment Authority on May 23, 1968, and approved, as amended, by the City Council of the City of Boston on May 12, 1969; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

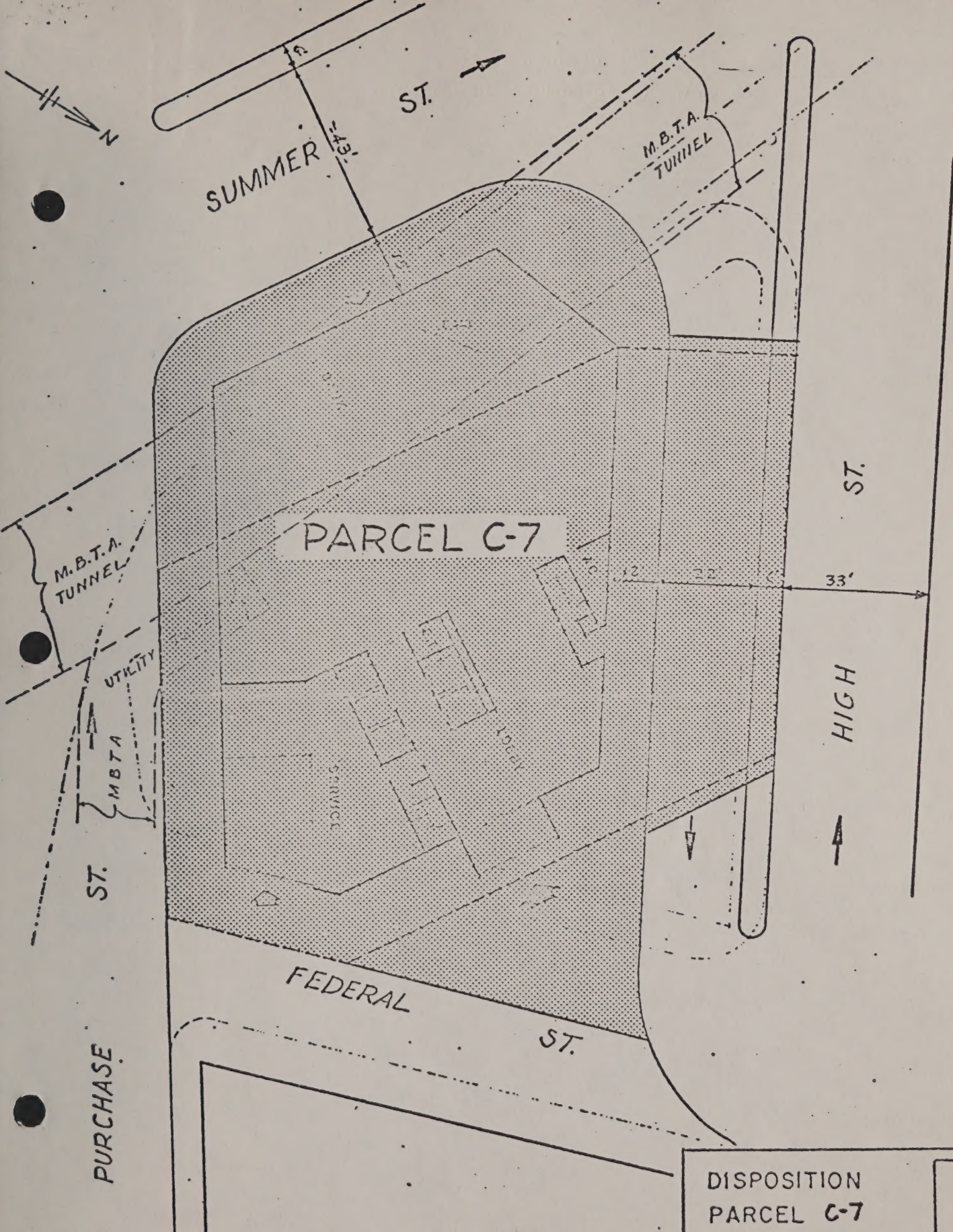
WHEREAS, Section 606 of said Urban Renewal Plan entitled: "Land Use and Building Requirements for Disposition Parcels" delineates the maximum FAR for Parcel C-7 as 10; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 606, Parcel C-7, on Pages 6-7, FAR, is hereby amended by striking the number 10 and adding in its place the number 20.62.
2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
4. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.





DISPOSITION PARCEL C-7 September 1973	
SOUTH STATION URBAN RENEWAL AREA MASSACHUSETTS R-82 BOSTON REDEVELOPMENT AUTHORITY	



MEMORANDUM

FEBRUARY 6, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH STATION URBAN RENEWAL AREA PROJECT NO. MASS. R-82  
PROCLAIMER OF MINOR MODIFICATION

On September 6, 1973, the Authority finally designated 175 Federal Street Associates as the Developer of Parcel C-7 in the South Station Urban Renewal Area. Parcel C-7 is bounded by Summer Street, High Street, Purchase Street and Federal Street. (See attached Plan)

The Developer proposes to build a modest sized office tower of approximately 13 stories, containing 180,000 square feet of floor space, at a cost of \$9 million. The development proposal includes a brick plaza at Federal and High Streets which will help channel pedestrian flow from South Station through to the financial district.

Under the South Station Urban Renewal Plan the Maximum Floor Area Ratio for Parcel C-7 is 10. However, as the development parcel will include a number of street and sidewalk easements, which areas cannot be included in calculating FAR under the Zoning Code, this maximum will be technically exceeded. Without these easement areas the FAR of the building would comply with the Zoning and Urban Renewal Plan requirements.

The Developer is proceeding with his appeal to the Board of Appeal for an exception to correct this technical violation. At the same time, it is appropriate that Section 606 of the South Station Urban Renewal Plan be amended to permit an FAR of 20.62. This modification is minor in nature and does not substantially or materially alter or change the Plan.

An appropriate Resolution is attached.

Attachment